

Comparative Market Analysis



Researched and prepared by
Jameel Miles

Prepared exclusively for
Troy Jordon

Subject Property

7 W Essex Ave

Lansdowne, PA 19050



Jameel Miles

United Real Estate

Wayne, PA

(267)333-4555

jameelmiles@gmail.com

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Thursday, December 9, 2021

CMA Price Adjustments

This page outlines the subject property versus comparables properties.



<u>Subject Property</u>		<u>Details</u>	<u>Adjust</u>	<u>Details</u>	<u>Adjust</u>
7 W Essex Ave		192 N Lansdowne Ave #B2		192 N Lansdowne Ave #A2	
MLS#	23-00-00920-00	PADE2007754		PADE2006888	
Status	Public Record Comparable	Pending		Active	
Prop Type	RES	Residential		Residential	
City	Lansdowne	Lansdowne		Lansdowne	
Sch District	William Penn	William Penn		William Penn	
Subdiv/Neigh	LANSDOWNE	LANSDOWNE		LANSDOWNE	
Ownership		Condominium		Condominium	
Style		Tudor		Victorian	
Structure Type		Detached		Unit/Flat/Apartment	
Year Built	1930	1900		1900	
Taxes/Tax Yr	\$7,338.00	\$1,155 / 2021		\$679 / 2021	
Assessed Val	\$188,790	\$29,710		\$17,460	
List Date		09/16/2021		10/03/2021	
Closed Date	2/2/2017				
DOM/CDOM	--/	63/63		42/42	
List Price		\$70,900		\$95,000	
Closed Price	\$194,970				
Concessions					
Abv Grd FinSF	1793	583		1,003	
Blw Grd FinSF		0		0	
\$/SqFt	\$108.00	\$121.61		\$94.72	
Acres	0.17	0.000		0.000	
Beds	3	1		2	
Baths	1 / 1	1		1	
Bsmnt Type	Full				
Garage Spcs	0	0		0	
Parking	Off Street			Assigned	
Fireplaces	1	0		0	
Cooling	Central A/C	No Cooling		Window Unit(s)	
Heating		Hot Water		Hot Water	
Water		Public		Public	
Sewer		Public Sewer		Public Sewer	
Waterfront		No		No	
Pool		No Pool		No Pool	

Price
Total Adjustments
Adjusted Price

\$70,900
\$0
\$70,900

\$95,000
\$0
\$95,000



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<u>Subject Property</u>		<u>Details</u>	<u>Adjust</u>	<u>Details</u>	<u>Adjust</u>
7 W Essex Ave		217 N Highland Ave		192 N Lansdowne Ave #C6	
MLS#	23-00-00920-00	PADE520630		PADE529648	
Status	Public Record Comparable	Closed		Closed	
Prop Type	RES	Residential		Residential	
City	Lansdowne	Lansdowne		Lansdowne	
Sch District	William Penn	William Penn		William Penn	
Subdiv/Neigh	LANSDOWNE	HIGHLAND PARK		LANSDOWNE	
Ownership		Fee Simple		Fee Simple	
Style		AirLite		Victorian	
Structure Type		Detached		Unit/Flat/Apartment	
Year Built	1930	1920		1900	
Taxes/Tax Yr	\$7,338.00	\$6,483 / 2021		\$1,705 / 2021	
Assessed Val	\$188,790	\$148,920		\$43,860	
List Date		06/15/2020		10/21/2020	
Closed Date	2/2/2017	06/21/2021		11/05/2021	
DOM/CDOM	--/	134/134		208/208	
List Price		\$100,000		\$108,000	
Closed Price	\$194,970	\$108,000		\$111,000	
Concessions		\$0		\$0	
Abv Grd FinSF	1793	1,728		1,003	
Blw Grd FinSF		0		0	
\$/SqFt	\$108.00	\$62.50		\$110.67	
Acres	0.17	0.120		0.000	
Beds	3	3		2	
Baths	1 / 1	1		1	
Bsmnt Type	Full	Full			
Garage Spcs	0	2		0	
Parking	Off Street	Asphalt Driveway			
Fireplaces	1	1		0	
Cooling	Central A/C	Central A/C		Central A/C	
Heating		Hot Water		Hot Water	
Water		Public		Public	
Sewer		Public Sewer		Public Sewer	
Waterfront		No		No	
Pool		No Pool		No Pool	

Price	\$108,000	\$111,000
Total Adjustments	\$0	\$0
Adjusted Price	\$108,000	\$111,000



CMA Price Adjustments

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This page outlines the subject property versus comparables properties.



<u>Subject Property</u>		<u>Details</u>	<u>Adjust</u>	<u>Details</u>	<u>Adjust</u>
7 W Essex Ave		143 Windermere Ave		52 Berkley Ave	
MLS#	23-00-00920-00	PADE2007956		PADE2000719	
Status	Public Record Comparable	Closed		Closed	
Prop Type	RES	Residential		Residential	
City	Lansdowne	Lansdowne		Lansdowne	
Sch District	William Penn	William Penn		William Penn	
Subdiv/Neigh	LANSDOWNE	LANSDOWNE		NONE AVAILABLE	
Ownership		Fee Simple		Fee Simple	
Style		Straight Thru, Tudor		Colonial	
Structure Type		Twin/Semi-Detached		Detached	
Year Built	1930	1929		1920	
Taxes/Tax Yr	\$7,338.00	\$5,515 / 2021		\$5,453 / 2021	
Assessed Val	\$188,790	\$141,900		\$140,300	
List Date		09/22/2021		10/13/2021	
Closed Date	2/2/2017	11/29/2021		11/30/2021	
DOM/CDOM	--/	16/16		5/5	
List Price		\$199,900		\$215,000	
Closed Price	\$194,970	\$199,000		\$225,000	
Concessions		\$0		\$0	
Abv Grd FinSF	1793	1,542		1,720	
Blw Grd FinSF		0		0	
\$/SqFt	\$108.00	\$129.05		\$130.81	
Acres	0.17	0.070		0.190	
Beds	3	3		4	
Baths	1 / 1	1 / 1		1 / 1	
Bsmnt Type	Full	Full, Partially Finished		Unfinished	
Garage Spcs	0	1		0	
Parking	Off Street			Concrete Driveway	
Fireplaces	1	1		0	
Cooling	Central A/C	Wall Unit, Window Unit(s)		Central A/C	
Heating		Hot Water		Hot Water	
Water		Public		Public	
Sewer		Public Sewer		Public Sewer	
Waterfront		No		No	
Pool		No Pool		No Pool	

Price	\$199,000	\$225,000
Total Adjustments	\$0	\$0
Adjusted Price	\$199,000	\$225,000



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CMA Price Adjustments

This page outlines the subject property versus comparables properties.



<u>Subject Property</u>		<u>Details</u>	<u>Adjust</u>	<u>Details</u>	<u>Adjust</u>
7 W Essex Ave		131 N Lansdowne Ave		76 Bryn Mawr	
MLS#	23-00-00920-00	PADE2009712		PADE2003946	
Status	Public Record Comparable	Active		Closed	
Prop Type	RES	Residential		Residential	
City	Lansdowne	Lansdowne		Lansdowne	
Sch District	William Penn	William Penn		William Penn	
Subdiv/Neigh	LANSDOWNE	LANSDOWNE		LANSDOWNE	
Ownership		Fee Simple		Fee Simple	
Style		Colonial, Georgian		Colonial, Traditional	
Structure Type		Detached		Detached	
Year Built	1930	1930		1926	
Taxes/Tax Yr	\$7,338.00	\$8,104 / 2021		\$6,219 / 2021	
Assessed Val	\$188,790	\$208,500		\$154,580	
List Date		10/25/2021		10/07/2021	
Closed Date	2/2/2017			11/16/2021	
DOM/CDOM	--/	46/46		3/3	
List Price		\$255,000		\$239,977	
Closed Price	\$194,970			\$255,000	
Concessions				\$0	
Abv Grd FinSF	1793	2,510		1,256	
Blw Grd FinSF		0		0	
\$/SqFt	\$108.00	\$101.59		\$203.03	
Acres	0.17	0.130		0.270	
Beds	3	4		3	
Baths	1 / 1	1 / 1		1 / 1	
Bsmnt Type	Full	Full		Outside Entrance, Poured Concre	
Garage Spcs	0	0		1	
Parking	Off Street			Asphalt Driveway, Paved Drivewa	
Fireplaces	1	2		1	
Cooling	Central A/C	Ductless/Mini-Split		Wall Unit	
Heating		Hot Water		Hot Water, Radiator	
Water		Public		Public	
Sewer		Public Sewer		Public Sewer	
Waterfront		No		No	
Pool		Yes - Personal		No Pool	

Price
Total Adjustments
Adjusted Price

\$255,000
\$0
\$255,000

\$255,000
\$0
\$255,000



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CMA Price Adjustments

This page outlines the subject property versus comparables properties.



Subject Property		Details	Adjust
7 W Essex Ave		80 W Essex Ave	
MLS#	23-00-00920-00	PADE2012384	
Status	Public Record Comparable	Active	
Prop Type	RES	Residential	
City	Lansdowne	Lansdowne	
Sch District	William Penn	William Penn	
Subdiv/Neigh	LANSDOWNE	LANSDOWNE	
Ownership		Fee Simple	
Style		Colonial	
Structure Type		Detached	
Year Built	1930	1955	
Taxes/Tax Yr	\$7,338.00	\$5,583 / 2021	
Assessed Val	\$188,790	\$143,000	
List Date		12/02/2021	
Closed Date	2/2/2017		
DOM/CDOM	--/	8/89	
List Price		\$268,000	
Closed Price	\$194,970		
Concessions			
Abv Grd FinSF	1793	1,144	
Blw Grd FinSF		0	
\$/SqFt	\$108.00	\$234.27	
Acres	0.17	0.140	
Beds	3	3	
Baths	1 / 1	2	
Bsmnt Type	Full	Full	
Garage Spcs	0	1	
Parking	Off Street		
Fireplaces	1	0	
Cooling	Central A/C	Central A/C	
Heating		Hot Water	
Water		Public	
Sewer		Public Sewer	
Waterfront		No	
Pool		No Pool	

Price	\$268,000
Total Adjustments	\$0
Adjusted Price	\$268,000



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Summary of Comparable Properties

This page summarizes the comparable properties contained in this market analysis.

Active Properties

Address	List Price	Closed Price	Conc Amt	Full Beds	Full Baths	Half Baths	List Abv Grd Fin SqFt	Pub Recd Bldg SqFt	\$/SqFt	List Date
7 W Essex Ave				3	1	1	1,793	1,793	\$108.00	
192 N Lansdowne Ave #A2	\$95,000			2	1		1,003		\$94.72	10/03/2021
131 N Lansdowne Ave	\$255,000			4	1	1	2,510		\$101.59	10/25/2021
80 W Essex Ave	\$268,000			3	2		1,144		\$234.27	12/02/2021
Averages:	\$206,000			3	1	1	1,552		\$143.53	

Closed Properties

Address	List Price	Closed Price	Conc Amt	Full Beds	Full Baths	Half Baths	List Abv Grd Fin SqFt	Pub Recd Bldg SqFt	\$/SqFt	Closed Date
7 W Essex Ave				3	1	1	1,793	1,793	\$108.00	
217 N Highland Ave	\$100,000	\$108,000		3	1		1,728		\$62.50	06/21/2021
192 N Lansdowne Ave #C6	\$108,000	\$111,000		2	1		1,003		\$110.67	11/05/2021
143 Windermere Ave	\$199,900	\$199,000		3	1	1	1,542		\$129.05	11/29/2021
52 Berkley Ave	\$215,000	\$225,000		4	1	1	1,720		\$130.81	11/30/2021
76 Bryn Mawr	\$239,977	\$255,000		3	1	1	1,256		\$203.03	11/16/2021
Averages:	\$172,575	\$179,600		3	1	1	1,450		\$127.21	

Pending Properties

Address	List Price	Closed Price	Conc Amt	Full Beds	Full Baths	Half Baths	List Abv Grd Fin SqFt	Pub Recd Bldg SqFt	\$/SqFt	Pend Date
7 W Essex Ave				3	1	1	1,793	1,793	\$108.00	
192 N Lansdowne Ave #B2	\$70,900			1	1		583		\$121.61	11/16/2021
Averages:	\$70,900			1	1		583		\$121.61	

Median of Comparable Listings: **\$199,000**
Average of Comparable Listings: **\$176,322**

	Low	Median	Average	High	Count
Comparable Price	\$70,900	\$199,000	\$176,322	\$268,000	9
Adjusted Comparable Price	\$70,900	\$199,000	\$176,322	\$268,000	9
DOM	3	42	58	208	9



Subject Property

7 W Essex Ave
Lansdowne, PA 19050



Location		Lot	
County:	Delaware, PA	Acres:	0.17
MLS Area:	Lansdowne Boro	Lot SqFt:	7231
School District:	William Penn		
Subdivision:	LANSDOWNE		
Building			
Property Type:	RES	Heating:	// Oil
Bedrooms:	3	Cooling Type:	Central A/C
Full/Half Baths:	1 / 1	Garage Spaces:	0
		Parking Features:	Off Street
		Fireplaces:	1
		Basement Type:	Full
		Year Built:	1930
		Above Grade Fin SQFT:	1,793
		Building SQFT:	1,793
		Total SQFT:	1,793
		Price per SQFT:	\$108.00
Listing and Selling Information		Days on Market / Taxes	
MLS #:	23-00-00920-00	Land Use Code:	R-10
Tax ID #:	23-00-00920-00	Tax Annual Amount:	\$7,338
		Tax Assessed Value:	\$188,790





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Comparables Overview

This page summarizes key fields of the listings in this analysis.

The listings in this analysis can be summarized as follows:

Listing Price between \$70,900 and \$268,000

1 to 4 Bedrooms

1 to 2 Full Bathrooms

583 to 2,510 Square Feet

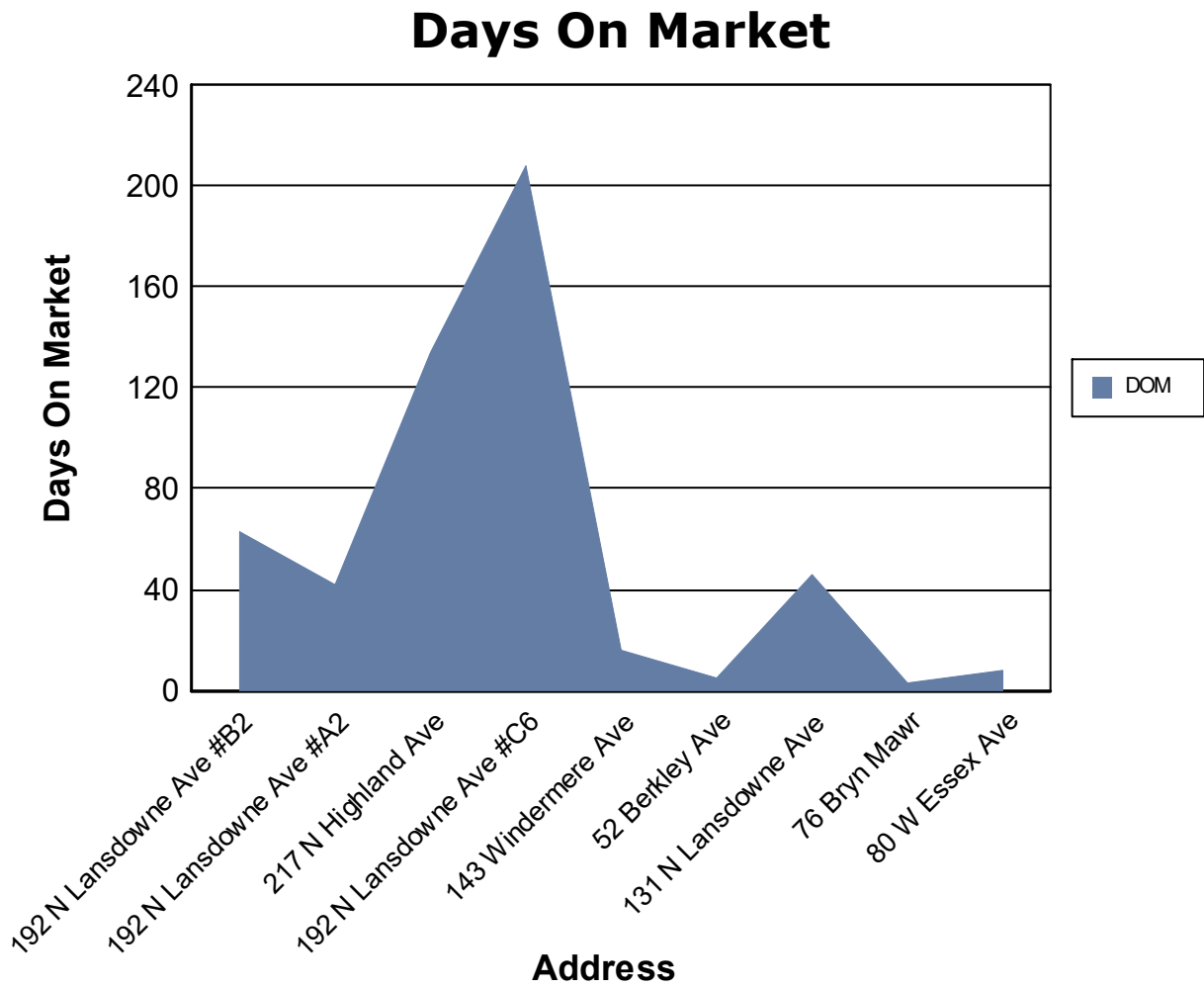
\$57.87 to \$234.27 per Square Foot



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Number of Days On Market

This graph illustrates the number of days on market for the listings in this analysis.

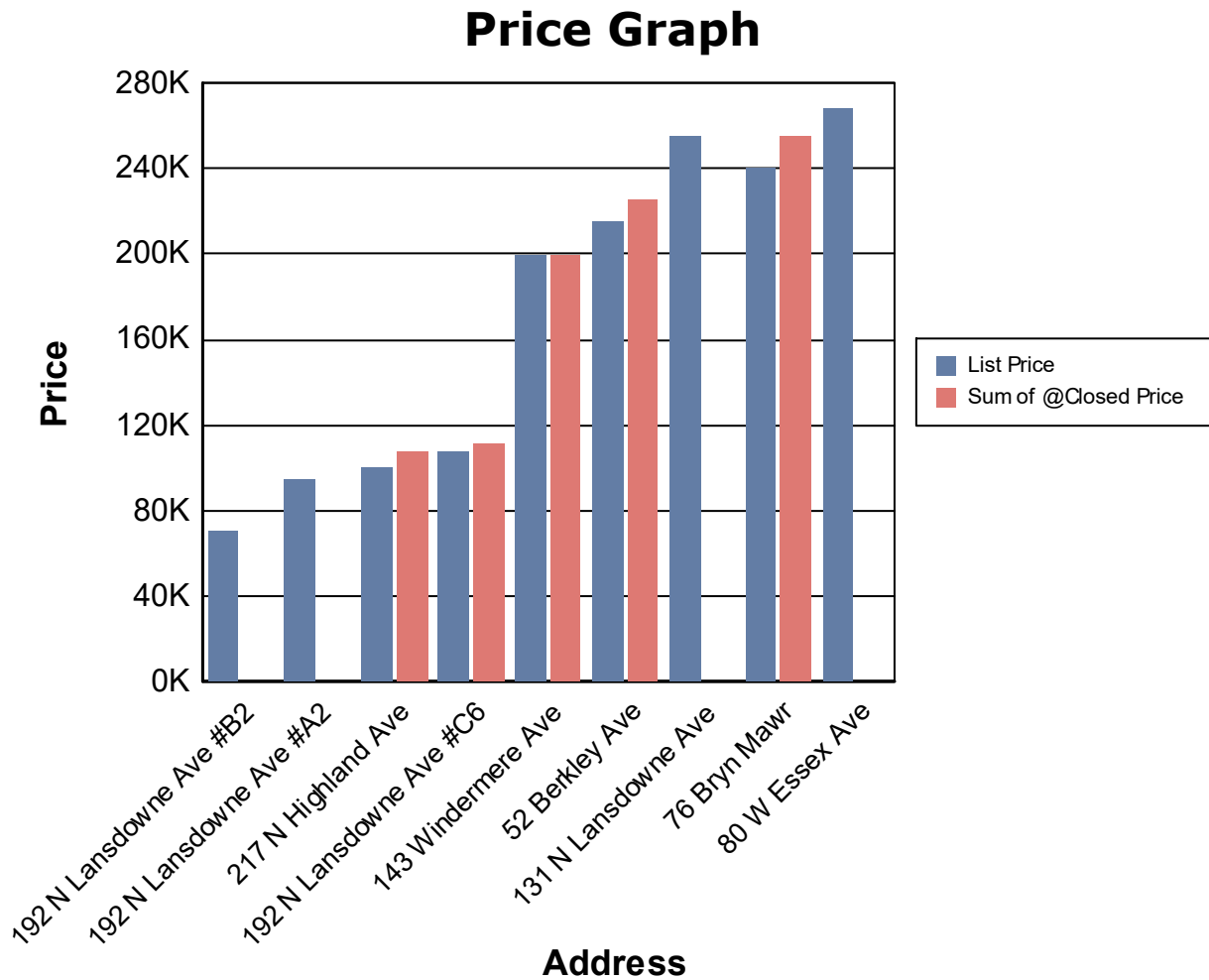




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List Price and Closed Price

This graph illustrates the list price, along with closed price in Closed listings.



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CMA Pro Report

These pages give a general overview of the selected properties.

192 N Lansdowne Ave #B2, Lansdowne, PA Pending \$70,900



MLS #ID: PADE2007754
Prop Type: Residential
Structure Type: Detached
County: Delaware, PA
Municipality:
MLS Area: Lansdowne Boro - Delaware County (Lot Dim: 0.00 x 0.00)
Subdiv/Ngh: LANSDOWNE
School Dist: William Penn
AbvGrdFinSF: 583 / Assessor
Lot Size: 0a / 0.00sf
Condo/HOA: \$242 Monthly
New Constr: No
Year Built: 1900
Basement: No
Waterfront: No
Dock Type:

Sale Type: REO (Real Estate Owner)
Ownership: Condominium
Garage Spaces: 0
Parking:
Condition:

Remarks:

192 N Lansdowne Ave #A2, Lansdowne, PA Active \$95,000



MLS #ID: PADE2006888
Prop Type: Residential
Structure Type: Unit/Flat/Apartment
County: Delaware, PA
Municipality:
MLS Area: Lansdowne Boro - Delaware County (Lot Dim: 0.00 x 0.00)
Subdiv/Ngh: LANSDOWNE
School Dist: William Penn
AbvGrdFinSF: 1,003 / Estimated
Lot Size: 0a / 0.00sf
Condo/HOA: \$320 Monthly
New Constr: No
Year Built: 1900
Basement: No
Waterfront: No
Dock Type:

Sale Type: Standard
Ownership: Condominium
Garage Spaces: 0
Parking: Assigned
Condition:

Remarks: Fantastic opportunity to own a NEWLY RENOVATED and affordable 2-bed 1-bath condo in the desirable Essex House Condominium in Lansdowne. This move-in ready condo includes a new dishwasher, new oven, new kitchen floor, new bedroom ceiling fans, new bathroom fixtures, reglazed tub, a fresh coat of paint, and more! Located on the ground floor, the unit has easy outdoor access and sits directly across from the building's communal laundry room. Cozy and comfortable, you will find an eat-in kitchen, large pantry, living room, two spacious bedrooms, a full bathroom, and multiple over-sized closets for storage. The \$320/mo Condo fee includes all common maintenance inside and out, snow removal, private parking, heat and hot water. OWNER ONLY PAYS FOR ELECTRIC AND GAS COOKING. It is also conveniently located close to shopping, restaurants, public parks, and public transportation for quick trips to the city. For the savvy investor, this affordable condo meets the 1% Rule as it rents for \$950-\$1050/mo, producing significant cash-flow. Note that another comparable unit in the building recently sold for \$111,000. The property is empty and easy to show. It will not last long, so make an appointment to see it today!



Jameel Miles
United Real Estate
Office Ph: (484) 367-7727
Ph:



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CMA Pro Report

These pages give a general overview of the selected properties.

217 N Highland Ave, Lansdowne, PA Closed \$100,000



MLS #ID:	PADE520630	Beds:	3	Cls Price:	\$108,000
Prop Type:	Residential	Baths:	1	Cls Date:	6/21/2021
Structure Type:	Detached			Concessions:	\$0
County:	Delaware, PA	AbvGrdFinSF:	1,728 / Assessor		
Municipality:		Lot Size:	0a / 5,053.00sf		
MLS Area:	Lansdowne Boro - Delaware County (	Lot Dim:	50.00 x 100.00		
Subdiv/Ngh:	HIGHLAND PARK	Condo/HOA:	\$0		
School Dist:	William Penn	New Constr:	No		
Ownership:	Fee Simple	Year Built:	1920		
Garage Spaces:	2	Basement:	Yes / Full		
Parking:	Asphalt Driveway	Waterfront:	No		
Condition:		Dock Type:			

Sale Type: Standard

Remarks: No Access...Beautiful 3 Bedroom detached Home with Fireplace in Livingroom, Beautiful Hardwood floors through out Dining room, Kitchen with Breakfast bar and wooden cabinets. House is well maintained, Large front and back porch with patio area. Large deck in back with patio area and large fenced in yard. Detached garage with large driveway. Bedrooms have large closets and hardwood floors. Recessed lighting thru out, walk down to basement which is finished with full wet bar, laundry room and storage room. This beauty is waiting for you. Close to public transportation and Penn Wood High School is right down the street. This is a Beauty come see! Move in Condition but being sold in As Is Condition cash only tenant stopped paying rent. Kitchen has nice wooden cabinet and nice floors through out. Come move in today. Just reduced for you...

192 N Lansdowne Ave #C6, Lansdowne, PA Closed \$108,000



MLS #ID:	PADE529648	Beds:	2	Cls Price:	\$111,000
Prop Type:	Residential	Baths:	1	Cls Date:	11/5/2021
Structure Type:	Unit/Flat/Apartment			Concessions:	\$0
County:	Delaware, PA	AbvGrdFinSF:	1,003 / Assessor		
Municipality:		Lot Size:	0a / 0.00sf		
MLS Area:	Lansdowne Boro - Delaware County (	Lot Dim:	0.00 x 0.00		
Subdiv/Ngh:	LANSDOWNE	Condo/HOA:	\$400 Monthly		
School Dist:	William Penn	New Constr:	No		
Ownership:	Fee Simple	Year Built:	1900		
Garage Spaces:	0	Basement:	No		
Parking:		Waterfront:	No		
Condition:		Dock Type:			

Sale Type: Standard

Remarks: Charming 2 bed, 1 bath Condo available in the beautiful Lansdowne Boro. Have your chance to live in the Victorian Style Essex house in the heart of Lansdowne. This condo has been updated with newer cabinetry and appliances. The rooms are all a very good size. The unit is very well maintained and cared for. Not to mention the deeded parking spot that comes with the unit as well as in unit laundry. This condo is conveniently located close to downtown shopping, restaurants and public transportation for quick trips to Philadelphia City. The HOA fee includes all maintenance, private parking, plus heat and hot water. Owner only pays for electric and gas cooking. Schedule your showing today and see this rare opportunity for yourself before it's too late!



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CMA Pro Report

These pages give a general overview of the selected properties.

143 Windermere Ave, Lansdowne, PA **Closed** **\$199,900**



MLS #ID:	PADE2007956	Beds:	3	Cls Price:	\$199,000
Prop Type:	Residential	Baths:	1 / 1	Cls Date:	11/29/2021
Structure Type:	Twin/Semi-Detached	Concessions:	\$0		
County:	Delaware, PA	AbvGrdFinSF:	1,542 / Assessor		
Municipality:		Lot Size:	0a / 3,049.20sf		
MLS Area:	Lansdowne Boro - Delaware County (	Lot Dim:	30.00 x 100.00		
Subdiv/Ngh:	LANSDOWNE	Condo/HOA:	\$0		
School Dist:	William Penn	New Constr:	No		
Ownership:	Fee Simple	Year Built:	1929		
Garage Spaces:	1	Basement:	Yes / Full, Partially Finished		
Parking:		Waterfront:	No		
Condition:	Very Good, Good	Dock Type:			

Sale Type: Standard

Remarks: Welcome to Windermere Avenue in the heart of Lansdowne. Walk up to the inviting brick patio and enter your new foyer which includes a spacious coat closet and ceramic tile powder room. A beautiful stone fireplace and built-in bookshelves compliment the hardwood floors in the large living room. Hardwood floors continue into the formal dining area with a butler's pantry and open concept peek-through into the renovated kitchen which includes stainless steel appliances, tile backsplash and floor, and white cabinetry. Just off the kitchen your steps split, leading you to your very own secluded ground level deck and partly finished basement including laundry facilities and storage closets. Additionally, you'll find a dedicated utility room containing the water heater and ample additional storage space. The second floor boasts three spacious bedrooms; the primary bedroom has two large double door closets all to itself and well-maintained hardwood floors. The upstairs is supported by a ceramic-tiled full bathroom including a traditional combination bathtub/shower, stall shower, and linen closet. Free 1 Year Home Warranty Included. Brand new Water Heater installed 10/08/21.



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CMA Pro Report

These pages give a general overview of the selected properties.

52 Berkley Ave, Lansdowne, PA **Closed** **\$215,000**



MLS #ID:	PADE2000719	Beds:	4	Cls Price:	\$225,000
Prop Type:	Residential	Baths:	1 / 1	Cls Date:	11/30/2021
Structure Type:	Detached			Concessions:	\$0
County:	Delaware, PA	AbvGrdFinSF:	1,720 / Assessor		
Municipality:		Lot Size:	0a / 8,320.00sf		
MLS Area:	Lansdowne Boro - Delaware County (	Lot Dim:	60.00 x 140.00		
Subdiv/Ngh:	NONE AVAILABLE	Condo/HOA:	\$0		
School Dist:	William Penn	New Constr:	No		
Ownership:	Fee Simple	Year Built:	1920		
Garage Spaces:	0	Basement:	Yes / Unfinished		
Parking:	Concrete Driveway	Waterfront:	No		
Condition:		Dock Type:			

Sale Type: Standard

Remarks: Great Opportunity! This 4 bedroom 1.5 bath single family home is found lovely Lansdowne township! This property needs some TLC so bring your ideas because this home offers tons of potential! The layout to this property is open and inviting. Large living room has tons of space and offer a beautiful wood burning fireplace. Kitchen is spacious with center island w/ gas countertop stove, ceramic tile floor and backsplash, oak cabinets w/and plenty of counter and cabinet space. The kitchen is also partially open with a breakfast bar that looks into open formal dining room. The spaciousness of the dining room makes it the perfect place for entertaining family and friends. Between the dining room and kitchen is a large pantry closet. Just off the kitchen step down into a small office area, or convert it to a mud room that offers a half bathroom. Second floor offers a Large master bedroom and three additionally spacious bedrooms w/ plenty of closet space. Full modern center hall bathroom w/ tub and shower combo. Attic is unfinished, but allow your imagination to run wild in this space. Possible master bedroom suit, family room, or perfect place for extra storage. On the exterior of this property you can enjoy the rear deck that overlooks a huge backyard! Other features include: New roof 2019, 100 amp circuit box, Large storage shed, big back yard, and much more. Don't let this one slip away! Set up an appointment today!!



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CMA Pro Report

These pages give a general overview of the selected properties.

131 N Lansdowne Ave, Lansdowne, PA **Active** **\$255,000**



MLS #ID: PADE2009712
Prop Type: Residential
Structure Type: Detached
County: Delaware, PA
Municipality:
MLS Area: Lansdowne Boro - Delaware County (**Lot Dim:** 69.00 x 150.00
Subdiv/Ngh: LANSDOWNE
School Dist: William Penn
Ownership: Fee Simple
Garage Spaces: 0
Parking:
Condition: Below Average

Beds: 4
Baths: 1 / 1
AbvGrdFinSF: 2,510 / Assessor
Lot Size: 0a / 5,663.00sf
Condo/HOA: \$0
New Constr: No
Year Built: 1930
Basement: Yes / Full
Waterfront: No
Dock Type:

Sale Type: Standard

Remarks: One-of-a-kind Georgian Revival style colonial in historic Lansdowne! Beautiful architectural details include high ceilings, dentil molding, ornate chandelier moldings, Corinthian columns, turned staircase with carved balusters, and hardwood floors. Large open first level includes kitchen, dining room (big enough for a grand piano), foyer and sitting area. Finished porch currently used as an office includes a powder room. Kitchen has back stairs leading to the second level. Second level offers four bedrooms, a full bath and a large open landing. Third level has two additional rooms. Unfinished basement with laundry and an indoor pool. New heater and mini-splits. Flemish bond brickwork on exterior. House needs some work, but the upside potential is definitely here. If you love old houses, this one should be on your list.



CMA Pro Report

These pages give a general overview of the selected properties.

76 Bryn Mawr, Lansdowne, PA		Closed		\$239,977	
	MLS #ID:	PADE2003946	Beds:	3	Cls Price: \$255,000
	Prop Type:	Residential	Baths:	1 / 1	Cls Date: 11/16/2021
	Structure Type:	Detached	Concessions: \$0		
	County:	Delaware, PA	AbvGrdFinSF:	1,256 / Assessor	
	Municipality:		Lot Size:	0a / 11,892.00sf	
	MLS Area:	Lansdowne Boro - Delaware County (	Lot Dim:	75.00 x 147.00	
	Subdiv/Ngh:	LANSDOWNE	Condo/HOA:	\$0	
	School Dist:	William Penn	New Constr:	No	
	Ownership:	Fee Simple	Year Built:	1926	
	Garage Spaces:	1	Basement:	Yes / Outside Entrance, Poured	
Sale Type:	Standard	Parking:	Asphalt Driveway, Paved Driveway, P	Waterfront:	No
		Condition:	Very Good	Dock Type:	





Thursday, December 9, 2021

CMA Pro Report

These pages give a general overview of the selected properties.

Remarks: NOT JUST A PLACE TO LIVE, BUT A PLACE TO LOVE! THE AFFORDABLE DREAM! This charming 3 BR, 1 1/2 BA single sits pretty on one of Lansdowne's loveliest streets. Lots space between the homes, each one uniquely different than the other! Architecturally pleasing .Stone foundation, freshly painted stucco & cedar shake exterior, shutters on the newer windows & wide gutters. The seller took a fancy to the green hues, but you can choose YOUR color scheme as well. It's the style, circa 1926, that counts & all the terms of endearment that make this house so special. Especially exciting is the view out back! Make sure to see the many pictures of the front & back gardens, as taken with a high altitude drone, & be amazed! They will take your breath away! Fall in love w/the .27 acres of lush gardens, front, back & side--pachysandra , ivy, flora and fauna, trees & bushes, hardscaped curved steps & pathways & lots of stone & wood retaining walls & flagstone patios....a spectacular view from the back of the house, especially the two porches...one off the DR w/24 screened panels, and one off the primary BR w/12 windows . Never a bad seat as you relax & spend time in these special stress-free places.(the pool in the pics belongs to next door). Other amenities include crystal knobs on the original 2-paneled doors, high baseboards, covered radiators, an architectural shingled roof (2016-17), French doors & beautiful hardwood & pine floors. The knob & tube wiring has been removed (9/21). The Bradford White hot water heater was installed in 2014, the Weil Mc lain gas heater boasts a new steel chimney liner, & the 100 amp electrical box was replaced 10/19. Since all the big ticket items have been tended to, you can concentrate on sprucing up the eat-in kitchen your way! The gas stove is new, & there is a plant window over the sink area. Check out the driveway that winds down the left side of this home leading to the oversized garage. Notice that you can park 5+ cars there! Very special! A door in the kitchen opens to a small mudroom w/new carpeting that goes to deck-style steps leading to the d/way and garage. There's a closet here too. A welcoming front patio w/cement blocks (& new cement walkway)has a roofed overhang at the front door flanked by pretty sidelights & an Andersen storm door. Step in to view the LR, complete with a classic FP trimmed in brick & wood w/inlayed columns, burnished brass & glass cover & a tile hearth. There are 5 windows here- 2 front, 2 side & one at the base of the steps to the 2nd floor. Lots of natural light flows through this home considering the plethora of windows. Check out the new window AC in the LR. The DR chandelier was just installed, & there is a triple bay window at the bump-out. French doors lead out to the huge 1st floor covered porch. It's breathtaking to be here and up so high! The turned steps from the LR lead to the spacious & gracious 2nd floor, complete with 3 BR's & a full bath. All the BR's have brand new light fixtures, pine floors & alcoves. Yet another porch lies off the primary BR, which shows off a walk in closet. The hall bath boasts ceramic tile (green on the walls & white on the floor), deep tub, new medicine cabinet, vanity sink & another cabinet over the toilet. The good-sized, walk up attic is fully floored & insulated. The basement is unfinished, w/an exit door to the d/way, washer, dryer, workbench & step-up powder room. The seller offers a FREE 1-year HOME WARRANTY! Lansdowne is designated an historic town. It is a small town setting (1 square mile) w/a big sense of community! - 15 min. to Center City & the airport. TWO Septa R-3 line train stations, one in Gladstone Manor & one in the main part of town. Enjoy First Friday's, the Arts Festival, concerts by the 75-piece Lansdowne Symphony Orchestra, the Farmer's Market, the "Y", 5 K's, the Theater, restaurants, shops, events at the 20th Century Club & other music venues. Boys & Girls clubs, Swim Club, library & 11 parks.



Thursday, December 9, 2021

CMA Pro Report

These pages give a general overview of the selected properties.

80 W Essex Ave, Lansdowne, PA **Active** **\$268,000**



MLS #ID: PADE2012384
Prop Type: Residential
Structure Type: Detached
County: Delaware, PA
Municipality:
MLS Area: Lansdowne Boro - Delaware County (
Subdiv/Ngh: LANSDOWNE
School Dist: William Penn
Ownership: Fee Simple
Garage Spaces: 1
Parking:
Condition:

Beds: 3
Baths: 2
AbvGrdFinSF: 1,144 / Assessor
Lot Size: 0a / 6,229.00sf
Lot Dim: 50.00 x 145.00
Condo/HOA: \$0
New Constr: No
Year Built: 1955
Basement: Yes / Full
Waterfront: No
Dock Type:

Sale Type: Standard

Remarks: Welcome home to this move in ready updated Colonial. The home features a large living room, formal dining room, refinished hardwood floors throughout , 3 bedrooms 2 bathrooms, semi finished basement , attached garage and Central Air and Heating. The living and dining room have several windows that provide great natural light. The Bright Newer Kitchen features Gray Cabinetry, granite counter tops, Subway tile backsplash and Marble floors. The Master Bedroom is very spacious, and features a vaulted ceiling, ceiling fan, ample closet space and Double doors leading to a small deck with steps, down to the backyard. The secondary bedrooms are also spacious with good closet space. The modern 3 piece bathroom has beautiful marble tile and a frosted glass door. The semi finished basement has a full bathroom , separate laundry and an area for additional storage. A large fenced yard and driveway that fits 3 cars completes the home. Conveniently located schools, shopping, restaurants and major access routes are all minutes away.



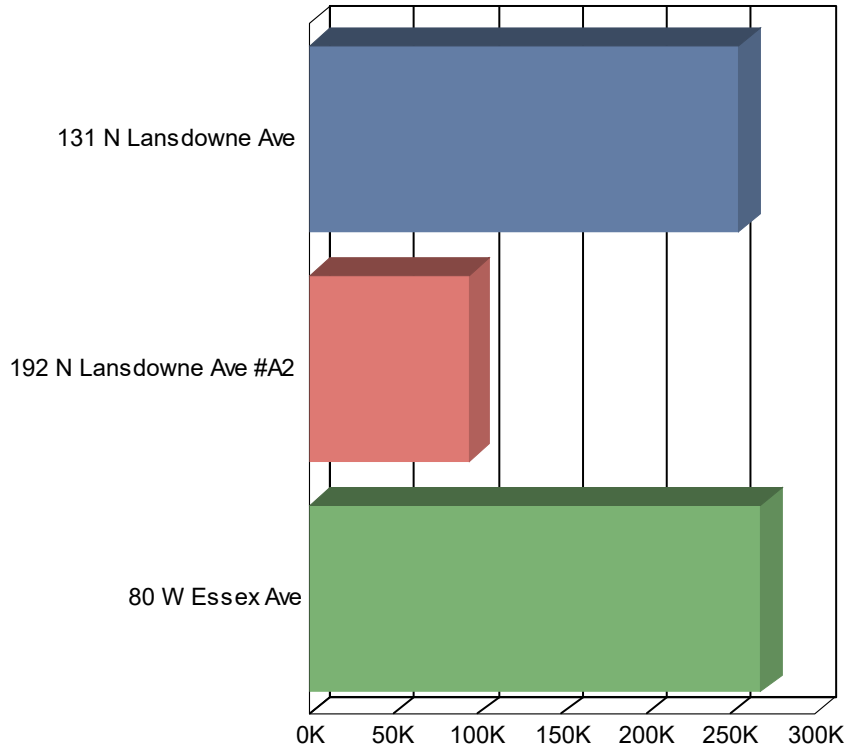
Thursday, December 9, 2021

CMA Pro Report

These pages give a general overview of the selected properties.

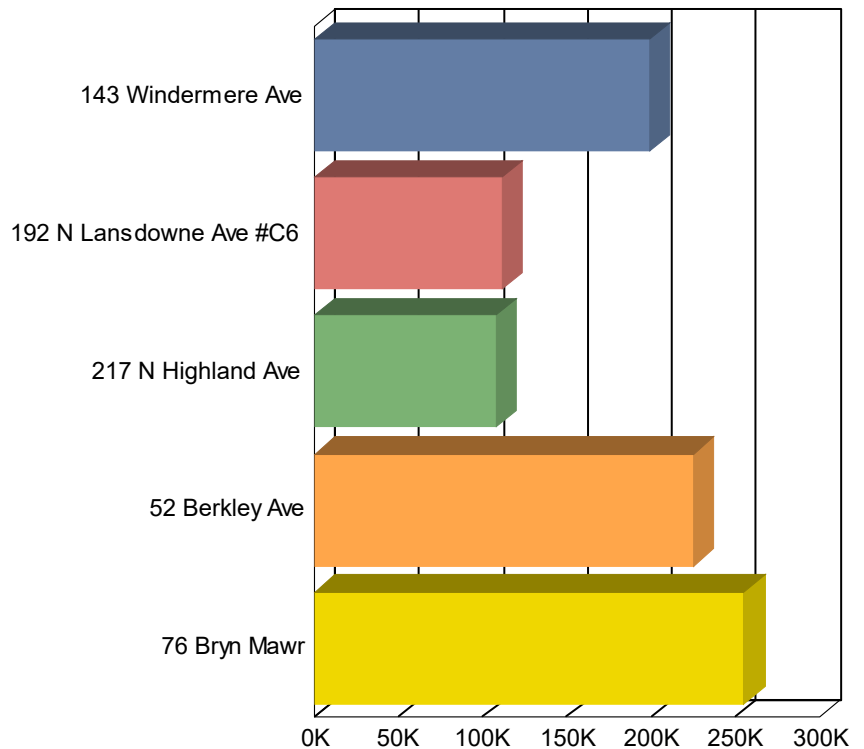
Active Properties

Total # of Listings	3
Lowest Price	\$95,000
Highest Price	\$268,000
Average Price	\$206,000
Avg. Price/SqFt	\$143.53
Avg DOM	32



Closed Properties

Total # of Listings	5
Lowest Price	\$108,000
Highest Price	\$255,000
Average Price	\$179,600
Avg. Price/SqFt	\$127.21
Avg DOM	73



Thursday, December 9, 2021

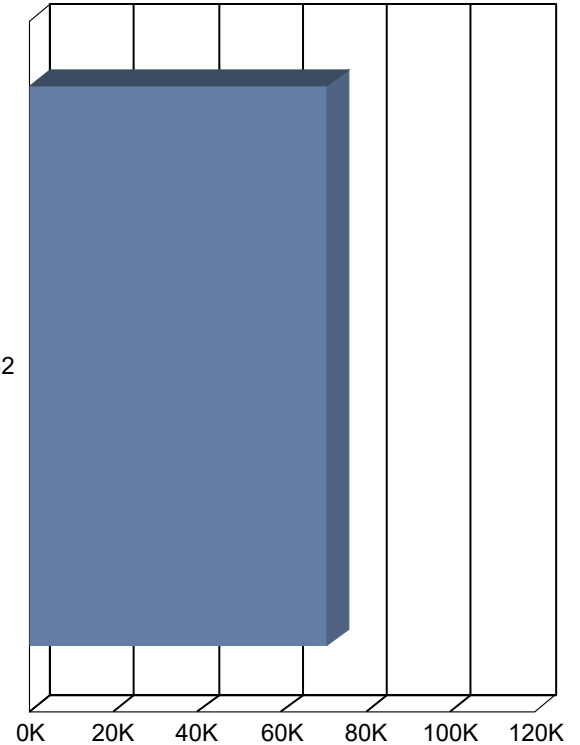
CMA Pro Report

These pages give a general overview of the selected properties.

Pending Properties

Total # of Listings	1
Lowest Price	\$70,900
Highest Price	\$70,900
Average Price	\$70,900
Avg. Price/SqFt	\$121.61
Avg DOM	63

192 N Lansdowne Ave #B2

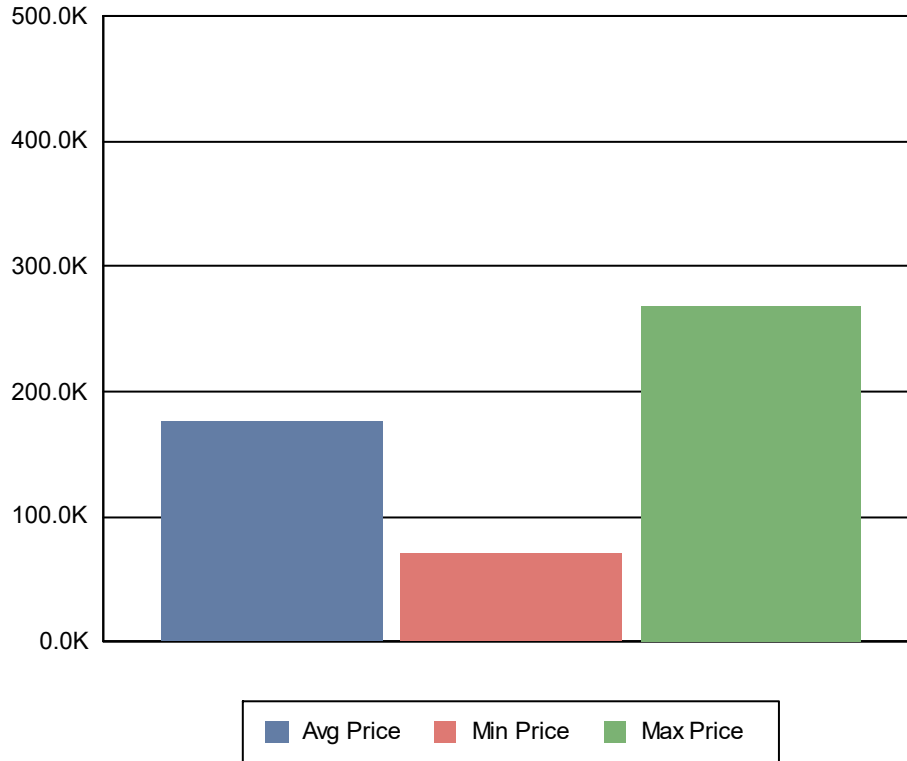


Thursday, December 9, 2021

CMA Pro Report

These pages give a general overview of the selected properties.

Summary Graph/Analysis



Cumulative Analysis

Listing Category	Lowest Price	Highest Price	Average Price	Avg \$ Per SF
Active	\$95,000	\$268,000	\$206,000	\$143.53
Closed	\$108,000	\$255,000	\$179,600	\$127.21
Pending	\$70,900	\$70,900	\$70,900	\$121.61
Totals / Averages	\$70,900	\$268,000	\$176,322	\$132.03

Closed Property Analysis

Address	List Price	Closed Price	Conc	DOM	%CP/LP	CP/Sqft
217 N Highland Ave	\$100,000	\$108,000	\$0	134	108.00%	\$62.50
192 N Lansdowne Ave #C6	\$108,000	\$111,000	\$0	208	102.78%	\$110.67
143 Windermere Ave	\$199,900	\$199,000	\$0	16	99.55%	\$129.05
52 Berkley Ave	\$215,000	\$225,000	\$0	5	104.65%	\$130.81
76 Bryn Mawr	\$239,977	\$255,000	\$0	3	106.26%	\$203.03
Total Averages	\$172,575	\$179,600	\$0	73.20	104.25%	\$127.21





Thursday, December 9, 2021

CMA Pro Report

These pages give a general overview of the selected properties.

Property Summary

S	Street Address	Bds	Bth	Sqft	List Price	Closed Price	Conc	Closed Date	DOM
PND	192 N Lansdowne Ave #B2	1	1	583	\$70,900				63
ACT	192 N Lansdowne Ave #A2	2	1	1,003	\$95,000				42
CLS	217 N Highland Ave	3	1	1,728	\$100,000	\$108,000	\$0	06/21/2021	134
CLS	192 N Lansdowne Ave #C6	2	1	1,003	\$108,000	\$111,000	\$0	11/05/2021	208
CLS	143 Windermere Ave	3	1 / 1	1,542	\$199,900	\$199,000	\$0	11/29/2021	16
CLS	52 Berkley Ave	4	1 / 1	1,720	\$215,000	\$225,000	\$0	11/30/2021	5
ACT	131 N Lansdowne Ave	4	1 / 1	2,510	\$255,000				46
CLS	76 Bryn Mawr	3	1 / 1	1,256	\$239,977	\$255,000	\$0	11/16/2021	3
ACT	80 W Essex Ave	3	2	1,144	\$268,000				8



Thursday, December 9, 2021

Brief Summary of Compared Listings

This report summarizes the comparable listings contained in this market analysis.

Status: Active

MLS#	Address	Bds	Bth	SqFt Tot	Acres	DOM	List Price	Closed	Conc	List Dt
PADE2006888	192 N Lansdowne Ave #A2	2	1	1,003		42	\$95,000			10/03/2021
PADE2009712	131 N Lansdowne Ave	4	1 / 1	2,510	0.13	46	\$255,000			10/25/2021
PADE2012384	80 W Essex Ave	3	2	1,144	0.14	8	\$268,000			12/02/2021
Averages:		3	1/1	1,552	0.14	32	\$206,000			

Status: Closed

MLS#	Address	Bds	Bth	SqFt Tot	Acres	DOM	List Price	Closed	Conc	Closed Dt
PADE520630	217 N Highland Ave	3	1	1,728	0.12	134	\$100,000	\$108,000		06/21/2021
PADE529648	192 N Lansdowne Ave #C6	2	1	1,003	0.00	208	\$108,000	\$111,000		11/05/2021
PADE2007956	143 Windermere Ave	3	1 / 1	1,542	0.07	16	\$199,900	\$199,000		11/29/2021
PADE2000719	52 Berkley Ave	4	1 / 1	1,720	0.19	5	\$215,000	\$225,000		11/30/2021
PADE2003946	76 Bryn Mawr	3	1 / 1	1,256	0.27	3	\$239,977	\$255,000		11/16/2021
Averages:		3	1/1	1,450	0.13	73	\$172,575	\$179,600		

Status: Pending

MLS#	Address	Bds	Bth	SqFt Tot	Acres	DOM	List Price	Closed	Conc	Pend Dt
PADE2007754	192 N Lansdowne Ave #B2	1	1	583		63	\$70,900			11/16/2021
Averages:		1	1/1	583		63	\$70,900			

Summary

Status	Total	Avg Price	Avg \$ Per SqFt	Median	Low	High	Avg CDOM
Active	3	\$206,000	\$143.53	\$255,000	\$95,000	\$268,000	59
Closed	5	\$179,600	\$127.21	\$199,000	\$108,000	\$255,000	73
Pending	1	\$70,900	\$121.61	\$70,900	\$70,900	\$70,900	63
Total	9	\$176,322	\$132.03	\$199,000	\$70,900	\$268,000	67





Results Statistics

Prepared By: Jameel Miles

Listings as of 12/09/21 at 11:20 am

Residential Sale

Active Properties

MLS #	Address	City	Bds	Bths	Yr Blt	Acres	Abv Grd SF	\$/SqFt	List Price	DOM
PADE200688 8	192 N Lansdowne Ave #A2	Lansdowne	2	1	1900		1,003	\$94.72	\$95,000	42
PADE200971 2	131 N Lansdowne Ave	Lansdowne	4	1 / 1	1930	0.13	2,510	\$101.59	\$255,000	46
PADE201238 4	80 W Essex Ave	Lansdowne	3	2	1955	0.14	1,144	\$234.27	\$268,000	8
# LISTINGS: 3		Medians:	3	2.0	1930	0.14	1,144	\$101.59	\$255,000	42
		Minimums:	2	1.0	1900	0.13	1,003	\$94.72	\$95,000	8
		Maximums:	4	2.0	1955	0.14	2,510	\$234.27	\$268,000	46
		Averages:	3	1.7	1928	0.14	1,552	\$143.53	\$206,000	32

Pending Properties

MLS #	Address	City	Bds	Bths	Yr Blt	Acres	Abv Grd SF	\$/SqFt	List Price	DOM
PADE200775 4	192 N Lansdowne Ave #B2	Lansdowne	1	1	1900		583	\$121.61	\$70,900	63
# LISTINGS: 1		Medians:	1	1.0	1900		583	\$121.61	\$70,900	63
		Minimums:	1	1.0	1900		583	\$121.61	\$70,900	63
		Maximums:	1	1.0	1900		583	\$121.61	\$70,900	63
		Averages:	1	1.0	1900		583	\$121.61	\$70,900	63

Closed Properties

MLS #	Address	City	Bds	Bths	Yr Blt	Acres	Abv Grd SF	CL\$/SqFt	List Price	CL Price	Concess	CL Date	CLP%LP	DOM
PADE520630	217 N Highland Ave	Lansdowne	3	1	1920	0.12	1,728	\$62.50	\$100,000	\$108,000		06/21/2021	108.00	134
PADE529648	192 N Lansdowne Ave #C6	Lansdowne	2	1	1900		1,003	\$110.67	\$108,000	\$111,000		11/05/2021	102.78	208
PADE200795 6	143 Windermere Ave	Lansdowne	3	1 / 1	1929	0.07	1,542	\$129.05	\$199,900	\$199,000		11/29/2021	99.55	16
PADE200071 9	52 Berkley Ave	Lansdowne	4	1 / 1	1920	0.19	1,720	\$130.81	\$215,000	\$225,000		11/30/2021	104.65	5
PADE200394 6	76 Bryn Mawr	Lansdowne	3	1 / 1	1926	0.27	1,256	\$203.03	\$239,977	\$255,000		11/16/2021	106.26	3

© BRIGHT - All information, regardless of source, should be verified by personal inspection by and/or with the appropriate professional(s). The information is not guaranteed. Measurements are solely for the purpose of marketing, may not be exact, and should not be relied upon for loan, valuation, or other purposes.

Copyright 2021 Created: 12/09/2021 11:20 AM

Results Statistics

Prepared By: Jameel Miles

Listings as of **12/09/21 at 11:20 am**

Residential Sale

# LISTINGS:	5	Medians:	3	2.0	1920	0.16	1,542	\$129.05	\$199,900	\$199,000	104.65	16
		Minimums:	2	1.0	1900	0.07	1,003	\$62.50	\$100,000	\$108,000	99.55	3
		Maximums:	4	2.0	1929	0.27	1,728	\$203.03	\$239,977	\$255,000	108.00	208
		Averages:	3	1.6	1919	0.16	1,450	\$127.21	\$172,575	\$179,600	104.25	73

Quick Statistics (9 Listings Total)

	Min	Max	Average	Median
List Price	\$70,900	\$268,000	\$172,420	\$199,900
Closed Price	\$108,000	\$255,000	\$179,600	\$199,000
DOM	3	208	58	42

Jameel Miles
United Real Estate
Office Ph: (484) 367-7727
Ph:



09-Dec-2021 11:21:04AM

Page 1 of 2

Residential Stats - Analysis Detail Report

Active

3 LISTINGS

List Price / Orig. Price = % of DOM CDOM Age

192 N Lansdowne Ave #A2	\$95,000	\$89,000	106.74	42	42	121
131 N Lansdowne Ave	\$255,000	\$285,000	89.47	46	46	91
80 W Essex Ave	\$268,000	\$268,000	100.00	8	89	66

Low	\$95,000	\$89,000	89.47	8	42	66
High	\$268,000	\$285,000	106.74	46	89	121
Median	\$255,000	\$268,000	100.00	42	46	91
Average	\$206,000	\$214,000	98.74	32	59	93

Pending

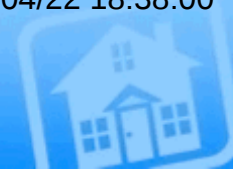
1 LISTING

List Price / Orig. Price = % of DOM CDOM Age

192 N Lansdowne Ave #B2	\$70,900	\$75,000	94.53	63	63	121
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Low	\$70,900	\$75,000	94.53	63	63	121
High	\$70,900	\$75,000	94.53	63	63	121
Median	\$70,900	\$75,000	94.53	63	63	121
Average	\$70,900	\$75,000	94.53	63	63	121

Jameel Miles
United Real Estate
Office Ph: (484) 367-7727
Ph:



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Page 2 of 2

Residential Stats - Analysis Detail Report

Closed **5 LISTINGS**

Price when initially entered						Price at time of sale							
	Closed Price - Concession	=	Net Price	/	Orig. Price = % Of	Closed Price - Concession	=	Net Price /	List Price = % Of	DOM	CDOM	Age	
217 N Highland Ave	\$108,000	\$0	\$108,000	\$170,000.00	63.53	\$108,000	\$0	\$108,000	\$100,000	108.00	134	134	101
192 N Lansdowne Ave #C6	\$111,000	\$0	\$111,000	\$120,000.00	92.50	\$111,000	\$0	\$111,000	\$108,000	102.78	208	208	121
143 Windermere Ave	\$199,000	\$0	\$199,000	\$199,900.00	99.55	\$199,000	\$0	\$199,000	\$199,900	99.55	16	16	92
52 Berkley Ave	\$225,000	\$0	\$225,000	\$215,000.00	104.65	\$225,000	\$0	\$225,000	\$215,000	104.65	5	5	101
76 Bryn Mawr	\$255,000	\$0	\$255,000	\$239,977.00	106.26	\$255,000	\$0	\$255,000	\$239,977	106.26	3	3	95
Low	\$108,000	\$0	\$108,000	\$120,000	63.53	\$108,000	\$0	\$108,000	\$100,000	99.55	3	3	92
High	\$255,000	\$0	\$255,000	\$239,977	106.26	\$255,000	\$0	\$255,000	\$239,977	108.00	208	3	121
Median	\$199,000	\$0	\$199,000	\$199,900	99.55	\$199,000	\$0	\$199,000	\$199,900	104.65	16	16	101
Average	\$179,600	\$0	\$179,600	\$188,975	93.30	\$179,600	\$0	\$179,600	\$172,575	104.25	73	73	102

Report Totals **Properties: 9**

	List Price:	Orig. List Price:	% of:	Closed Price:	Concession:	Net Price:	DOM:	CDOM:	Age:
Low	\$70,900	\$75,000	63.53	\$108,000	\$0	\$108,000	3	3	66
High	\$268,000	\$285,000	106.26	\$255,000	\$0	\$255,000	208	208	121
Median	\$199,900	\$199,900	99.55	\$199,000	\$0	\$199,000	42	46	101
Average	\$172,420	\$184,653	93.30	\$179,600	\$0	\$179,600	58	67	101



Thursday, December 9, 2021

Pricing Recommendation

General Facts About Pricing...

There are certain factors that are within our control and some factors beyond our control when it comes to setting the price. Those factors within our control are: the appearance of the property, how aggressively we market the property and the price. Factors outside our control are: location of property, size and local amenities. It's important to accept those factors that are beyond our control and focus on the pricing and preparation.

A property priced at market value will attract more buyers than a home priced above market value. Consider that a competitively priced property will also attract a greater number of potential buyers and increase your opportunity for a quick sale.

Market Statistics...

Closed Price Statistics

Average Price: \$176,300
High Price: \$268,000
Median Price: \$199,000
Low Price: \$70,900

Closed Price Per Sq. Ft. Statistics

Average Price/Sq Ft: \$132
High Price/Sq Ft: \$234
Median Price/Sq Ft: \$122
Low Price/Sq Ft: \$63

Figures are based on closed price after adjustments, and rounded to the nearest \$100.

Summary...

Based on the condition of the property in comparison with comparable properties in the vicinity, the subject property at 7 W Essex Ave is valued at approximately \$176,000.

Notwithstanding any language to the contrary contained herein, this Competitive Market Analysis is NOT an appraisal of the market value for property and is not intended to be used for any legal purpose including approval of a mortgage loan, modification of a mortgage loan, divorce/property separation, estate settlement, bankruptcy proceedings or any other purpose where real estate value is needed. If an appraisal is desired, the services of a licensed or certified appraiser must be obtained.



CMA 4-Up Public Records Report

Thursday, December 9, 2021

This page outlines the subject property versus comparables properties.



Address	7 W Essex Ave	192 N Lansdowne Ave #B2	192 N Lansdowne Ave #A2	131 N Lansdowne Ave
County	Delaware, PA	Delaware, PA	Delaware, PA	Delaware, PA
Municipality	Lansdowne Boro	Lansdowne Boro	Lansdowne Boro	Lansdowne Boro
Neighborhood	LANSDOWNE	LANSDOWNE	LANSDOWNE	LANSDOWNE
Status	Public Record Comparable	Pending	Active	Active
Closed Date	2/2/17			
List Price		\$70,900	\$95,000	\$255,000
Closed Price	\$194,970			
Concessions				
Financing				
Property Class	RES	Residential	Residential	Residential
Structure Type		Condominium	Condominium	Fee Simple
Ownership		Nominal, Sheriff		
Sale Type				
Style				Old
Levels/Stories		1.00	1.00	2.00
Year Built	1930	1900	1900	1930
Condition				Below Average
Annual Tax	\$7,338	\$1,155	\$679	\$8,104
Tax Total Asmt	\$188,790	\$29,710	\$17,460	\$208,500
Lot Acres/SqFt	0.17a / 7231sf	0a / 0.00sf	0a / 0.00sf	0a / 5,663.00sf
Lot Dimension		0.00 x 0.00	0.00 x 0.00	69.00 x 150.00
Waterfront		No	No	No
Abv Grd Fin SF	1,793	583	1,003	2,510
Total Bldg SF	1793	583	329	2,510
Total Units	1	1	1	1
Bedrooms	3	2	2	6
Baths	1 / 1	1	1	1 / 1
Garage Spaces	0	0	0	0
Parking Feat	Off Street	Off Street	Off Street	Off Street, On Street
Basement	Full			Full
Cooling	Central A/C	Central Air	Central Air	Central Air
Heat		Hot Water/Steam	Hot Water/Steam	Hot Water/Steam
Pool		False	False	False
DOM		63	42	46
MLS#	23-00-00920-00	PADE2007754	PADE2006888	PADE2009712



CMA 4-Up Public Records Report

Thursday, December 9, 2021

This page outlines the subject property versus comparables properties.



Address	7 W Essex Ave	80 W Essex Ave	217 N Highland Ave	192 N Lansdowne Ave #C6
County	Delaware, PA	Delaware, PA	Delaware, PA	Delaware, PA
Municipality	Lansdowne Boro	Lansdowne Boro	Lansdowne Boro	Lansdowne Boro
Neighborhood	LANSDOWNE	LANSDOWNE	LANSDOWNE	LANSDOWNE
Status	Public Record Comparable	Active	Closed	Closed
Closed Date	2/2/17		6/23/21	5/1/20
List Price		\$268,000	\$100,000	\$108,000
Closed Price	\$194,970		\$108,000	\$64,000
Concessions			No, \$0	No, \$0
Financing			Cash	FHA
Property Class	RES	Residential	Residential	Residential
Structure Type				
Ownership		Fee Simple	Fee Simple	Fee Simple
Sale Type				
Style		Conventional	Conventional	
Levels/Stories		2.00	2.00	1.00
Year Built	1930	1955	1920	1900
Condition				
Annual Tax	\$7,338	\$5,583	\$5,788	\$1,705
Tax Total Asmt	\$188,790	\$143,640	\$148,920	\$43,860
Lot Acres/SqFt	0.17a / 7231sf	0a / 6,229.00sf	0a / 5,053.00sf	0a / 0.00sf
Lot Dimension		50.00 x 145.00	50.00 x 100.00	0.00 x 0.00
Waterfront		No	No	No
Abv Grd Fin SF	1,793	1,144	1,728	1,003
Total Bldg SF	1793	1,144	1,728	1,003
Total Units	1	1	1	1
Bedrooms	3	2	3	2
Baths	1 / 1	2	1	1
Garage Spaces	0	0	0	0
Parking Feat	Off Street	Off Street, On Street	Off Street, On Street	Off Street
Basement	Full	Full	Full	
Cooling	Central A/C	Central Air	Central Air	Central Air
Heat		Hot Water/Steam	Hot Water/Steam	Hot Water/Steam
Pool		False	False	False
DOM		8	134	208
MLS#	23-00-00920-00	PADE2012384	PADE520630	PADE529648



CMA 4-Up Public Records Report

Thursday, December 9, 2021

This page outlines the subject property versus comparables properties.



Address	7 W Essex Ave	143 Windermere Ave	52 Berkley Ave	76 Bryn Mawr
County	Delaware, PA	Delaware, PA	Delaware, PA	Delaware, PA
Municipality	Lansdowne Boro	Lansdowne Boro	Lansdowne Boro	Lansdowne Boro
Neighborhood	LANSDOWNE	LANSDOWNE		GREEN HILL
Status	Public Record Comparable	Closed	Closed	Closed
Closed Date	2/2/17	11/29/07		
List Price		\$199,900	\$215,000	\$239,977
Closed Price	\$194,970	\$179,900	\$0	\$0
Concessions		No, \$0	No, \$0	No, \$0
Financing		Conventional	FHA	Conventional
Property Class	RES	Residential	Residential	Residential
Structure Type		Twin/Semi-Det		
Ownership		Fee Simple	Fee Simple	Fee Simple
Sale Type				
Style			Old	Old
Levels/Stories		2.00	2.00	2.00
Year Built	1930	1929	1920	1926
Condition		Very Good, Good		Very Good
Annual Tax	\$7,338	\$5,515	\$5,453	\$6,008
Tax Total Asmt	\$188,790	\$141,900	\$140,300	\$154,580
Lot Acres/SqFt	0.17a / 7231sf	0a / 3,354.00sf	0a / 8,320.00sf	0a / 11,892.00sf
Lot Dimension		30.00 x 100.00	60.00 x 140.00	75.00 x 147.00
Waterfront		No	No	No
Abv Grd Fin SF	1,793	1,542	1,720	1,256
Total Bldg SF	1793	1,542	1,720	1,256
Total Units	1	1	1	1
Bedrooms	3	3	3	3
Baths	1 / 1	1 / 1	1 / 1	1 / 1
Garage Spaces	0	0	0	0
Parking Feat	Off Street	Off Street, On Street	Off Street, On Street	Off Street, On Street
Basement	Full	Full	Full	Full
Cooling	Central A/C	Central Air	Central Air	Central Air
Heat		Hot Water/Steam	Hot Water/Steam	Hot Water/Steam
Pool		False	False	False
DOM		16	5	3
MLS#	23-00-00920-00	PADE2007956	PADE2000719	PADE2003946



Thursday, December 9, 2021

CMA 4-Up Listings Report

This page outlines the subject property versus comparables properties.



Address	7 W Essex Ave	192 N Lansdowne Ave #B2	192 N Lansdowne Ave #A2	217 N Highland Ave
County	Delaware, PA	Delaware, PA	Delaware, PA	Delaware, PA
Municipality	Lansdowne Boro	Lansdowne Boro - Delaware	Lansdowne Boro - Delaware	Lansdowne Boro - Delaware
Neighborhood	LANSDOWNE	LANSDOWNE	LANSDOWNE	HIGHLAND PARK
Status	Public Record Comparable	Pending	Active	Closed
Closed Date	2/2/17			06/21/2021
List Price		\$70,900	\$95,000	\$100,000
Closed Price	\$194,970			\$108,000
Concessions				No, \$0
Financing				Cash
Property Class	RES	Residential	Residential	Residential
Structure Type		Detached	Unit/Flat/Apartment	Detached
Ownership		Condominium	Condominium	Fee Simple
Sale Type		REO (Real Estate Owned)	Standard	Standard
Style		Tudor	Victorian	AirLite
Levels/Stories		2	3	2
Year Built	1930	1900	1900	1920
Condition				
Annual Tax	\$7,338	\$1,155	\$679	\$6,483
Tax Total Asmt	\$188,790	\$29,710	\$17,460	\$148,920
Lot Acres/SqFt	0.17a / 7231sf	0a / 0.00sf	0a / 0.00sf	0a / 5,053.00sf
Lot Dimension		0.00 x 0.00	0.00 x 0.00	50.00 x 100.00
Waterfront		No	No	No
Abv Grd Fin SF	1793	583	1,003	1,728
Blw Grd Fin SF		0	0	0
Total Bldg SF	1793	583	1,003	1,728
Total Units	1	0	0	0
Bedrooms	3	1	2	3
Baths	1 / 1	1	1	1
Garage Spaces	0	0	0	2
Parking Feat	Off Street		Assigned	Asphalt Driveway
Basement	Full			Full
Cooling	Central A/C	No Cooling	Window Unit(s)	Central A/C
Heat		Hot Water	Hot Water	Hot Water
Pool		No Pool	No Pool	No Pool
DOM		63	42	134
MLS#	23-00-00920-00	PADE2007754	PADE2006888	PADE520630



Thursday, December 9, 2021

CMA 4-Up Listings Report

This page outlines the subject property versus comparables properties.



Address	7 W Essex Ave	192 N Lansdowne Ave #C6	143 Windermere Ave	52 Berkley Ave
County	Delaware, PA	Delaware, PA	Delaware, PA	Delaware, PA
Municipality	Lansdowne Boro	Lansdowne Boro - Delaware	Lansdowne Boro - Delaware	Lansdowne Boro - Delaware
Neighborhood	LANSDOWNE	LANSDOWNE	LANSDOWNE	NONE AVAILABLE
Status	Public Record Comparable	Closed	Closed	Closed
Closed Date	2/2/17	11/05/2021	11/29/2021	11/30/2021
List Price		\$108,000	\$199,900	\$215,000
Closed Price	\$194,970	\$111,000	\$199,000	\$225,000
Concessions		No, \$0	No, \$0	No, \$0
Financing		FHA	Conventional	FHA
Property Class	RES	Residential	Residential	Residential
Structure Type		Unit/Flat/Apartment	Twin/Semi-Detached	Detached
Ownership		Fee Simple	Fee Simple	Fee Simple
Sale Type		Standard	Standard	Standard
Style		Victorian	Straight Thru, Tudor	Colonial
Levels/Stories		3	2	2
Year Built	1930	1900	1929	1920
Condition			Very Good, Good	
Annual Tax	\$7,338	\$1,705	\$5,515	\$5,453
Tax Total Asmt	\$188,790	\$43,860	\$141,900	\$140,300
Lot Acres/SqFt	0.17a / 7231sf	0a / 0.00sf	0a / 3,049.20sf	0a / 8,320.00sf
Lot Dimension		0.00 x 0.00	30.00 x 100.00	60.00 x 140.00
Waterfront		No	No	No
Abv Grd Fin SF	1793	1,003	1,542	1,720
Blw Grd Fin SF		0	0	0
Total Bldg SF	1793	1,003	1,542	1,720
Total Units	1	0	0	0
Bedrooms	3	2	3	4
Baths	1 / 1	1	1 / 1	1 / 1
Garage Spaces	0	0	1	0
Parking Feat	Off Street			Concrete Driveway
Basement	Full		Full, Partially Finished	Unfinished
Cooling	Central A/C	Central A/C	Wall Unit, Window Unit(s)	Central A/C
Heat		Hot Water	Hot Water	Hot Water
Pool		No Pool	No Pool	No Pool
DOM		208	16	5
MLS#	23-00-00920-00	PADE529648	PADE2007956	PADE2000719



Thursday, December 9, 2021

CMA 4-Up Listings Report

This page outlines the subject property versus comparables properties.



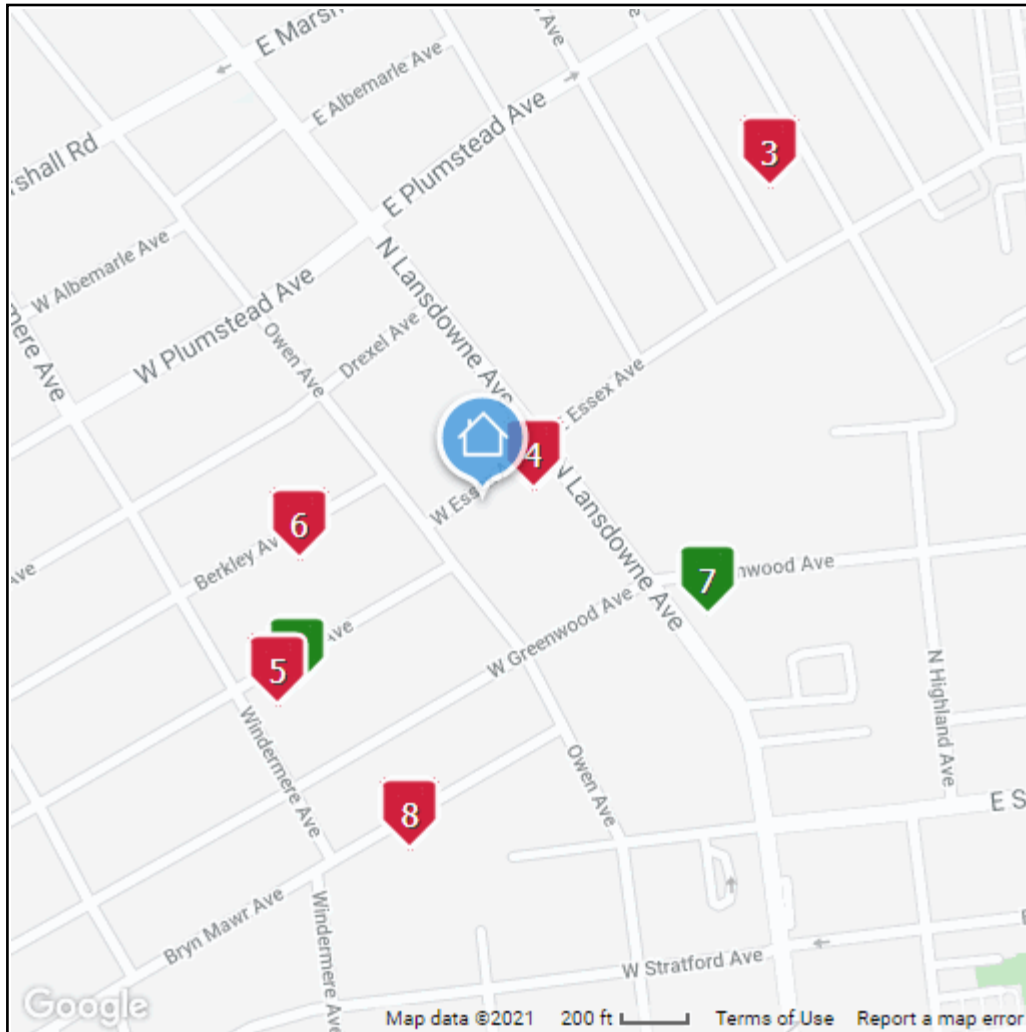
Address	7 W Essex Ave	131 N Lansdowne Ave	76 Bryn Mawr	80 W Essex Ave
County	Delaware, PA	Delaware, PA	Delaware, PA	Delaware, PA
Municipality	Lansdowne Boro	Lansdowne Boro - Delaware	Lansdowne Boro - Delaware	Lansdowne Boro - Delaware
Neighborhood	LANSDOWNE	LANSDOWNE	LANSDOWNE	LANSDOWNE
Status	Public Record Comparable	Active	Closed	Active
Closed Date	2/2/17		11/16/2021	
List Price		\$255,000	\$239,977	\$268,000
Closed Price	\$194,970		\$255,000	
Concessions			No, \$0	
Financing			Conventional	
Property Class	RES	Residential	Residential	Residential
Structure Type		Detached	Detached	Detached
Ownership		Fee Simple	Fee Simple	Fee Simple
Sale Type		Standard	Standard	Standard
Style		Colonial, Georgian	Colonial, Traditional	Colonial
Levels/Stories		3	2	2
Year Built	1930	1930	1926	1955
Condition		Below Average	Very Good	
Annual Tax	\$7,338	\$8,104	\$6,219	\$5,583
Tax Total Asmt	\$188,790	\$208,500	\$154,580	\$143,000
Lot Acres/SqFt	0.17a / 7231sf	0a / 5,663.00sf	0a / 11,892.00sf	0a / 6,229.00sf
Lot Dimension		69.00 x 150.00	75.00 x 147.00	50.00 x 145.00
Waterfront		No	No	No
Abv Grd Fin SF	1793	2,510	1,256	1,144
Blw Grd Fin SF		0	0	0
Total Bldg SF	1793	2,510	1,256	1,144
Total Units	1	0	0	0
Bedrooms	3	4	3	3
Baths	1 / 1	1 / 1	1 / 1	2
Garage Spaces	0	0	1	1
Parking Feat	Off Street		Asphalt Driveway, Paved Dri	
Basement	Full	Full	Outside Entrance, Poured Cc	Full
Cooling	Central A/C	Ductless/Mini-Split	Wall Unit	Central A/C
Heat		Hot Water	Hot Water, Radiator	Hot Water
Pool		Yes - Personal	No Pool	No Pool
DOM		46	3	8
MLS#	23-00-00920-00	PADE2009712	PADE2003946	PADE2012384



Thursday, December 9, 2021

CMA Map

This page displays the Map for the CMA Subject and your comparables.



7 W Essex Ave

- 1 192 N Lansdowne Ave #B2
- 2 192 N Lansdowne Ave #A2
- 3 217 N Highland Ave
- 4 192 N Lansdowne Ave #C6
- 5 143 Windermere Ave
- 6 52 Berkley Ave
- 7 131 N Lansdowne Ave
- 8 76 Bryn Mawr
- 9 80 W Essex Ave

